



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

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**CITY OF NEWPORT BEACH
ZONING ADMINISTRATOR STAFF REPORT**

September 26, 2012
Agenda Item No. 2

SUBJECT: Radiant Hot Yoga Minor Use Permit - (PA2012-101)
1200 Bison Avenue, C-1
Minor Use Permit No. UP2012-018

APPLICANT: Darlene Dearen

PLANNER: Melinda Whelan, Assistant Planner
(949) 644-3221, mwhelan@newportbeachca.gov

ZONING DISTRICT/GENERAL PLAN

- **Zone:** PC-5 (Newport Ford Planned Community)
- **General Plan:** CG (General Commercial)

PROJECT SUMMARY

A minor use permit to convert an existing 2,125-square-foot commercial suite into a health and fitness club in the form of a yoga studio within an existing shopping center. The suite would be improved with a workout area, reception/retail area, restrooms and storage lockers for patrons. Approximately 4 to 6 classes would be held per day from 5:30 a.m. until 7:00 p.m. The parking spaces would be provided by the shared parking lot of the shopping center.

RECOMMENDATION

- 1) Conduct a public hearing; and
- 2) Adopt Draft Zoning Administrator Resolution No. _ approving Minor Use Permit No. UP2012-018 (Attachment No. ZA 1).

DISCUSSION

- The yoga studio will be located within the Newport North shopping center which is designated to include such development. The General Commercial (CG) designation of the General Plan allows health and fitness clubs including yoga studios.
- The Newport North shopping center abuts residential land uses to the North; however, the proposed use is separated from these residences by parking lots, roadways and other commercial uses. The yoga studio has been conditioned to regulate exterior noise levels to limit the impact on neighboring land uses.
- Parking is provided within the Newport North Shopping Center. Two additional parking spaces are required for the increased parking requirement which is 11 spaces. The Newport North Shopping Center provides the surplus parking spaces necessary to accommodate the additional requirement. The use permit is conditioned so that any expansion in area may require additional parking spaces and an amendment to the use permit.

ENVIRONMENTAL REVIEW

The project qualifies for Class 1 (Existing Facilities) categorical exemption, Section 15301 of the California Environmental Quality Act. It is a minor change in use within an existing suite of a shopping center with minimal construction in the form of a tenant improvement.

PUBLIC NOTICE

Notice of this application was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant and posted on the subject property at least 10 days prior to the decision date, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

APPEAL PERIOD: An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

Prepared by:



Melinda Whelan
Assistant Planner

GR/msw

Attachments:	ZA 1	Draft Resolution
	ZA 2	Vicinity Map
	ZA 3	Project Plans

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2012-0##

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING MINOR USE PERMIT NO. UP 2012-018 FOR A HEALTH AND FITNESS CLUB IN THE FORM OF A YOGA STUDIO WITHIN AN EXISTING SHOPPING CENTER LOCATED AT 1200 BISON AVENUE (PA2012-101)

THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Darlene Dearen, with respect to property located at 1200 Bison Avenue, and legally described as Lot 6 of Tract Map 12309 requesting approval of a Minor Use Permit.
2. The applicant proposes to convert an existing 2,125-square-foot commercial suite into a health and fitness club in the form of a yoga studio within an existing shopping center. The suite would be improved with a workout area, reception/retail area, restrooms and storage lockers for patrons.
3. The subject property is located within the North Ford Planned Community District (PC-5) and the General Plan Land Use Element category is General Commercial (CG).
4. The subject property is not located within the coastal zone.
5. A public hearing was held on September 26, 2012 in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project has been determined to be categorically exempt under the requirements of the California Environmental Quality Act under Class 1 (Existing Facilities) categorical exemption, Section 15301 of the California Environmental Quality Act.
2. The project is proposing a commercial service use within an existing commercial shopping center with a minor tenant improvement.

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 20.52.020F. of the Newport Beach Municipal Code, the following findings and facts in support of such findings are set forth:

Finding:

A. The use is consistent with the General Plan and any applicable specific plan

Facts in Support of Finding:

1. The shopping center has a General Plan land use designation of General Commercial which is intended to provide for a wide variety of commercial activities to serve citywide needs such as the yoga studio.
2. The site is not within a specific plan.

Finding:

B. The use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the Municipal Code.

Facts in Support of Finding:

1. The proposed yoga studio is within the commercial area (Newport North Shopping Center) of the North Ford Planned Community District (PC-5) which is intended to provide services for the surrounding residential community.
2. Parking is provided by the shared parking lots of the shopping center. The proposed health and fitness club in the form of a yoga studio requires only 2 additional parking spaces compared to a general retail use. This additional parking is provided by the existing shared shopping center parking lots.
3. The minor use permit is conditioned to require the potential for additional parking and an amended use permit if square footage is added to the yoga studio.

Finding:

C. The design, location, size, and operating characteristics of the use are compatible with the allowed uses in the vicinity.

Facts in Support of Finding:

1. The existing suite where the yoga studio will be located is within a shopping center that contains various commercial retail and service uses.
2. The yoga studio will provide an additional service for the surrounding community and will also offer a city-wide service consistent with the intent of the General Plan.

Finding:

D. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities.

Facts in Support of Finding:

1. The yoga studio will be located in a suite in the southwest corner of the existing shopping center with access from Bison Avenue and Camelback Street. Additionally, there is a bike path that provides access along MacArthur Boulevard.
2. The existing shopping center parking lot provides adequate circulation and access for the proposed yoga studio and the existing uses as approved by the City Traffic Engineer.
3. The tenant improvements will meet all Fire and Building Code regulations.

Finding:

E. The Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, nor endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

1. The yoga studio will provide a convenient service to the neighborhood and the City.
2. The use with its operational characteristics including hours of operation fits well with the existing uses within the shopping center as well as with the surrounding residential neighborhoods. A condition is in place to regulate the exterior noise levels in compliance with the Municipal Code and to mitigate impacts to the surrounding neighborhood.
3. The improvement of the suite to accommodate the use will not impact the overall operation of the shopping center.
4. The use will not create any additional impacts outside of the existing shopping center operation.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Use Permit No. UP2012-018, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.

2. This action shall become final and effective fourteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 26th DAY OF SEPTEMBER, 2012.

Patrick Alford, Zoning Administrator

DRAFT

EXHIBIT "A"**CONDITIONS OF APPROVAL**

(Project-specific conditions are in italics)

PLANNING

1. *The development shall be in substantial conformance with the approved site plan, floor plans and building elevations stamped and dated with the date of this approval. (Except as modified by applicable conditions of approval.)*
2. *All proposed signs shall be in conformance with the approved Comprehensive Sign Program for the project site and provisions of Chapter 20.67 of the Newport Beach Municipal Code.*
3. *Use Permit No. UP20012-018 shall expire unless exercised within 24 months from the date of approval as specified in Section 20.91.050 of the Newport Beach Municipal Code, unless an extension is otherwise granted.*
4. Any addition to the 2,125 square foot yoga studio may require additional parking and an amendment to the use permit.
5. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
6. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Use Permit.
7. This Use Permit may be modified or revoked by the Zoning Administrator should they determine that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
8. Any change in operational characteristics, expansion in area, or other modification to the approved plans, shall require an amendment to this Use Permit or the processing of a new Use Permit.
9. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 and other applicable noise control requirements of the Newport Beach Municipal Code. The maximum noise shall be limited to no more than depicted below for the specified time periods unless the ambient noise level is higher:

	Between the hours of 7:00AM and 10:00PM		Between the hours of 10:00PM and 7:00AM	
Location	Interior	Exterior	Interior	Exterior
Residential Property	45dBA	55dBA	40dBA	50dBA
Residential Property located within 100 feet of a commercial property	45dBA	60dBA	45dBA	50dBA
Mixed Use Property	45dBA	60dBA	45dBA	50dBA
Commercial Property	N/A	65dBA	N/A	60dBA

10. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by either the current business owner, property owner or the leasing agent.
11. A Special Events Permit is required for any event or promotional activity outside the normal operational characteristics of the approved use, as conditioned, or that would attract large crowds, involve the sale of alcoholic beverages, include any form of on-site media broadcast, or any other activities as specified in the Newport Beach Municipal Code to require such permits.
12. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Radiant Hot Yoga including, but not limited to, the PA2012-101 for Use Permit No. UP2012-018. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Public Works Conditions

13. Parking layout shall comply with the City Traffic Engineer approved parking layout for the shopping center.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Minor Use Permit No. UP2012-018
PA2012-101

1200 Bison Avenue, C-1

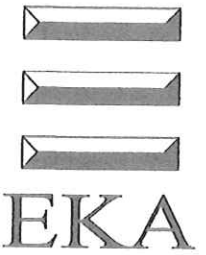
Attachment No. ZA 3

Project Plans

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Radiant Hot Yoga
at
Newport North Center
1200-C1 Bison Avenue
Newport Beach, CA

SHEET NUMBER	SHEET TITLE
GENERAL PLAN	
A0.01	TITLE SHEET
A0.02	ARCHITECTURAL SITE PLAN
BASIC FLOOR PLANS	
A1.01	EXISTING CONDITIONS - DEMOLITION PLAN
A2.01	CONSTRUCTION PLAN
A3.02	EXTERIOR ELEVATIONS



15 WEST 11TH STREET, 9B
NEW YORK, NY 10011

DETAIL REFERENCE		DETAIL NUMBER DRAWING NUMBER ON WHICH DETAIL IS LOCATED
WALL SECTION		SECTION NUMBER DRAWING NUMBER ON WHICH SECTION IS LOCATED
BUILDING SECTION		SECTION NUMBER DRAWING NUMBER ON WHICH SECTION IS LOCATED
GRID LINE REFERENCE		GRID NUMBER OR LETTER
REVISION REFERENCE		REVISION NUMBER
ELEVATION REFERENCE		INTERIOR ELEVATION NUMBER DRAWING NUMBER ON WHICH ELEVATION IS LOCATED
REFERENCE NOTE		NOTE INDICATION
WINDOW REFERENCE		WINDOW LETTER
DOOR REFERENCE		DOOR NUMBER
WALL TYPE IDENTIFICATION		WALL TYPE LETTER
ROOM IDENTIFICATION		ROOM NUMBER ROOM NAME
DATUM OR FLOOR ELEVATION		ELEVATION RELATIONSHIP TO FLOOR FLOOR
MATERIAL AND FINISH REFERENCE		FINISH INDICATION

A line drawing of a map showing a road network. A specific road is highlighted with a thick line and labeled "SUITE" at its end. The map includes various street names and a grid of roads.

TENANT:
DARLENE DEAREN
721 HARSOLD AVE
CORONA DEL MAR, CA 92626
TEL: .
FAX: .
CONTACT: DARLENE DEAREN
darlene21@gmail.com

ARCHITECT:
ERIC KOUSH ARCHITECTS, INC.
8110-A2 AIRPORT LOOP DRIVE
COSTA MESA, CA 92626
TEL: (714) 551-1543
FAX: (714) 551-2801
CONTACT: ERIC KOUSH
ekoush@erikoush.net

OWNER/PROPERTY MGR:
IRVINE COMPANY
100 INNOVATION
IRVINE, CA 92617
TEL: 949-720-5183
FAX: 949-720-2808
CONTACT: BERSIO LINARES
elinarez@irvinecompany.net

APPLICABLE CODES:		
2010 CALIFORNIA BUILDING STANDARDS		
2010 CALIFORNIA CODE OF REGULATIONS		
2010 CALIFORNIA ADMINISTRATIVE CODE, PART 1		
2010 CALIFORNIA CALIFORNIA BUILDING CODE		
2010 CALIFORNIA ELECTRICAL CODE, PART B		
2010 CALIFORNIA MECHANICAL CODE, PART 4		
2010 CALIFORNIA PLUMBING CODE, PART 5		
2008 CALIFORNIA ENERGY CODE - TITLE 24, PART 6		
2010 CALIFORNIA FIRE CODE, PART 4		
2008 CALIFORNIA GREEN BUILDING STANDARDS		
TENANT IMPROVEMENT DATA		
FLOOR AREA		
LOBBY		804 SQ. FT.
KIDS-AREA		68-SQ-FT.
STUDIO		483 SQ. FT.
MAINTENANCE ROOM		28-SQ-FT.
RESTROOMS		443 SQ. FT.
STORAGE / HALLS (CIRCULATION)		210 SQ. FT.
TOTAL AREA		2010 SQ. FT.
EXISTING BUILDING CLASSIFICATION		
TYPE OF CONSTRUCTION		
NUMBER OF STORIES		V-B
FIRE SPRINKLER		YES
PROPOSED USE		FITNESS
RATING / RACE		
LOBBY		804 SQ. FT. 212
LOBBY ROOM		80-SQ-FT.
TREATMENT/PASSAGE ROOMS		483 SQ. FT.
INVESTMENT		10
RESTROOMS		443 SQ. FT.
STORAGE / HALLS (CIRCULATION)		210-SQ-FT.
TOTAL		2010 SQ. FT.

1. CONSTRUCT A SPACE FOR THE PRACTICE OF YOGA. THE FRONT AREA WILL CONSIST OF A RECEPTION DESK AND WAITING AREA
2. TWO RESTROOMS WILL BE CONSTRUCTED TO MEET ACCESSIBLE REQUIREMENTS
3. THE REMAINING AREA CONSISTS OF CIRCULATION SPACE.
4. THE CEILINGS WILL BE SUSPENDED T-BAR AND/OR GYPSUM BOARD. THE STUDIO FLOOR WILL BE A VINYL SPORTS FLOOR AND THE REST OF THE FLOORING WILL BE TILE

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TITLE
TITLE SHEET

EXISTING CONDITIONS/LOD NOTES

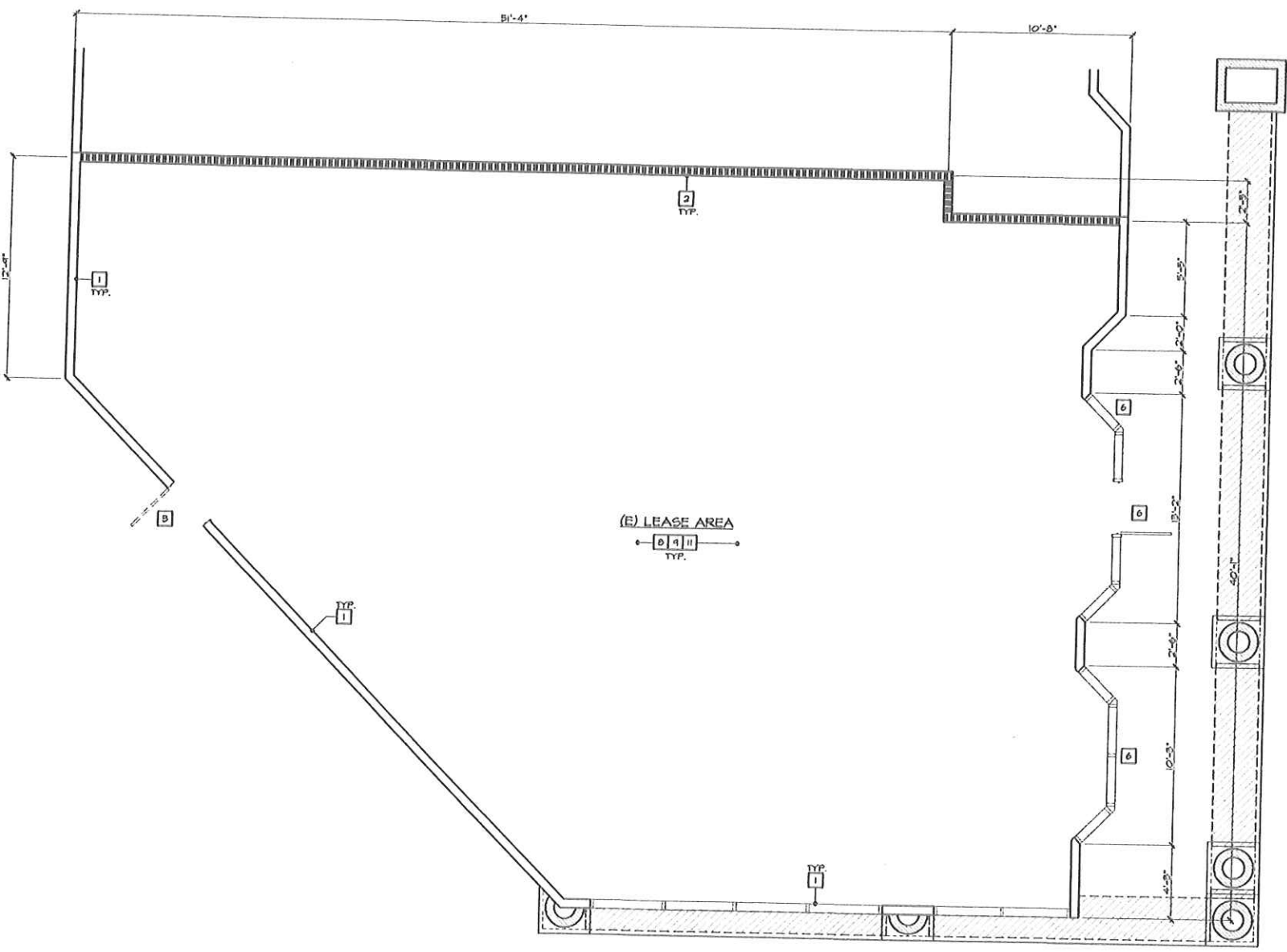
- 1 (E) EXTERIOR WALL TO REMAIN
- 2 (E) 1-HOUR DEMISING WALL TO REMAIN
- 3 (E) EXTERIOR DOOR TO BE REMOVED AND DISCARDED
- 4 (E) HALLS/PARTITIONS TO REMAIN
- 5 (E) RATED DOOR AND HARDWARE TO REMAIN
- 6 (E) STOREFRONT DOORS AND GLAZINGS TO REMAIN
- 7 (E) ELECTRICAL PANEL TO REMAIN
- 8 (E) CEILING ELEMENTS, SUSPENDED SYFBO, CEILINGS, DROPPED SOFFITS TO BE REMOVED AND DISCARDED. CEILING TO BE FREE AND CLEAR OF ALL ATTACHMENTS, ANCHORS, SCREWS, ETC.
- 9 G.C. TO REMOVE AND CLEAN CEILING, ROOF TRUSSES AND CEILING COMPONENTS FROM ABANDONED UTILITIES, WIRES, CONDUIT, ETC. SURFACES TO BE PREPARED TO RECEIVE NEW PAINT.
- 10 (E) ROOF TOP UNIT LOCATION AND FLENNIS
- 11 (E) TILE / CARPET FLOORING TO BE REMOVED. CONCRETE SLAB TO BE PATCHED AND REPAIRED. REFER TO FINISH SCHEDULE FOR NEW FLOORING SPECIFICATIONS.

GENERAL DEMOLITION NOTES

- A) COORDINATE ALL DEMOLITION WORK WITH LANDLORD AS NECESSARY.
- B) GENERAL CONTRACTOR (G.C.) TO REMOVE ALL EXISTING LEASEHOLD IMPROVEMENTS AS REQUIRED TO ACHIEVE LEASE PLAN CONDITION. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO THE REMOVAL OF ALL EXISTING PARTITIONS, CEILING, FLOOR COVERINGS, DISPLAY SHOW WINDOWS, CABINETS, ETC. UNLESS NOTED OTHERWISE. DEMOLITION ALSO INCLUDES THE REMOVAL OF ALL EXISTING ELECTRICAL AND MECHANICAL REFER TO MECHANICAL AND ELECTRICAL PLANS FOR ADDITIONAL INFO.
- C) G.C. TO NOTIFY OWNER REPRESENTATIVE AND ARCHITECT OF ANY DISCREPANCIES OR IRREGULARITIES DISCOVERED DURING DEMOLITION.
- D) G.C. TO COORDINATE WITH LANDLORD SCHEDULE AND TIMES OF DEMOLITION WORK. G.C. IS TO PROVIDE AND INSTALL ALL TEMPORARY MEANS OF EGRESS, TEMPORARY LIGHTING, AND SAFETY DEVICES IN ACCORDANCE WITH PROVISIONAL AND LOCAL CODES.
- E) DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK, PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURE. PROVIDE BRACING OR SHORING AS REQUIRED.
- F) G.C. IS RESPONSIBLE FOR PATCHING AND REPAIRING EXISTING FLOOR SLAB AND DEMISING WALLS AFTER COMPLETION OF DEMOLITION AND PRIOR TO THE COMMENCEMENT OF NEW CONSTRUCTION.
- G) G.C. TO PATCH, REPAIR AND LEVEL EXISTING FLOOR SLAB AND INFORM OWNER REPRESENTATIVE AND ARCHITECT OF ANY IRREGULARITIES.
- H) G.C. IS RESPONSIBLE FOR MAINTAINING THE FIRE RATINGS AND INTEGRITY OF DEMISING WALLS AND CEILING.
- I) ALL FIRE-PROOFINGS AT STRUCTURAL ELEMENTS SHALL REMAIN UNLESS NOTED OTHERWISE. ANY FIRE-PROOFINGS REMOVED AND/OR DAMAGED DURING THE COURSE OF DEMOLITION SHALL BE REPLACED WITH THE SAME MATERIALS AND RATINGS AS THAT WHICH WAS REMOVED AT THE CONTRACTOR'S EXPENSE.
- J) CONTRACTOR SHALL REMOVE ALL EXISTING FLOOR COVERINGS AND/OR FINISHES, UNDERLAYMENT, GUE AND ANY OTHER ADHESIVE AND SHALL PREPARE THE FLOOR FOR THE NEW FLOOR FINISHES) OR COVERINGS AS SPECIFIED BY THE MANUFACTURER.
- K) CONTRACTOR IS RESPONSIBLE FOR COORDINATING MECHANICAL, ELECTRICAL AND PLUMBING DEMOLITION WORK WITH PLANS PRIOR TO COMMENCEMENT OF ANY WORK. ALSO, DEMOLITION CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR AND ANY OTHER CONCERNED PARTIES.
- L) ALL MECHANICAL, ELECTRICAL AND PLUMBING FUTURE EQUIPMENT AND/OR DEVICE IN WORKING AND IN SATISFACTORY CONDITION TO REMAIN AND RE-USED AS NOTED PER PLANS. WHEN SPECIFIED TO BE SALVAGED OR RECONDITIONED FOR RE-USE, THESE ITEMS ARE TO BE INSPECTED BY A QUALIFIED TECHNICIAN OR TRADES PERSON AND SHALL ADVISE OWNER REPRESENTATIVE AND ARCHITECT OF VIABILITY OF ITEMS) FOR RE-USE. COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING PLANS.
- M) WHEN EXISTING MECHANICAL, ELECTRICAL AND PLUMBING FIXTURES AND/OR EQUIPMENT ARE TO BE REMOVED, THEY ARE TO BE DISCONNECTED AT THE SOURCE UNLESS NOTED OR DIRECTED OTHERWISE. COORDINATE ALL WORK WITH MECHANICAL, ELECTRICAL AND PLUMBING PLANS.
- N) ALL EXISTING DUCTWORK TO BE REMOVED BACK TO THE FLENNIS UNLESS INDICATED OTHERWISE ON MECHANICAL PLANS. ALL ABANDONED H.V.A.C. EQUIPMENT AND DUCTWORK SHALL BE REMOVED UPON DISCOVERY.
- O) ALL ABANDONED UTILITIES ARE TO BE REMOVED AS DIRECTED ON PLANS OR AS SPECIFIED BY OWNER REPRESENTATIVE.
- P) G.C. TO COORDINATE THE REMOVAL, DISCONNECTION AND/OR CAPPING OF ANY UTILITIES WITH FIELD REPRESENTATIVE AS NECESSARY. ALL UNDER SLAB UTILITY LINES TO BE CUT, CAPPED AND SEALED PER LOCAL CODE.
- Q) ELECTRICAL CONTRACTOR SHALL DISCONNECT AND REMOVE ALL EXISTING ELECTRICAL TELEPHONE OUTLETS, AND ALL ASSOCIATED WIRES IN WALLS TO BE REMOVED AND TERMINATED AT THE LAST OUTLET THAT REMAINS IN SERVICE.
- R) ALL EMPTY OR ABANDONED CONDUIT AND JUNCTION BOXES TO BE REMOVED.

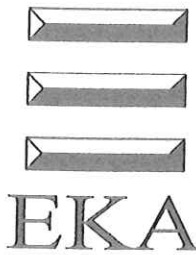
SYMBOL LEGEND

- PLAN NOTE
- DOOR NUMBER - REFER TO DOOR SCHEDULE
- WALL TYPE IDENTIFICATION - REFER TO DETAILS
- FINISH IDENTIFICATION - REFER TO FINISH SCHEDULE
- ROOM NUMBER
- EXISTING CMU / MASONRY WALL TO REMAIN
- EXISTING WALLS/PARTITION TO REMAIN
- EXISTING 1-HOUR DEMISING WALL TO REMAIN
- EXISTING WALLS/PARTITIONS/DOORS TO BE REMOVED & DISCARDED



EXISTING CONDITIONS / DEMOLITION PLAN

SCALE 1/4" = 1'-0"

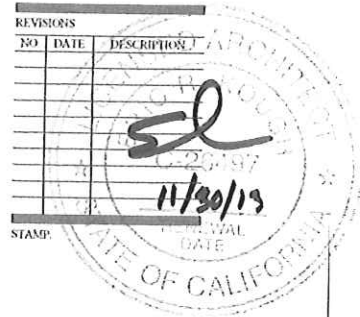


ARCHITECTURE
PLANNING
INTERIORS

1565 SCENIC AVENUE, STE. A2
COSTA MESA, CA 92626
(714) 557-1593

15 WEST 11TH STREET, 9B
NEW YORK, NY 10011

Radiant Hot Yoga
Newport North Center
1200-C1 Bison Ave
Newport Beach, CA



REVISIONS
NO. DATE DESCRIPTION
A1.01
TITLE
EXISTING CONDITIONS -
DEMOLITION PLAN

CONSTRUCTION PLAN NOTES

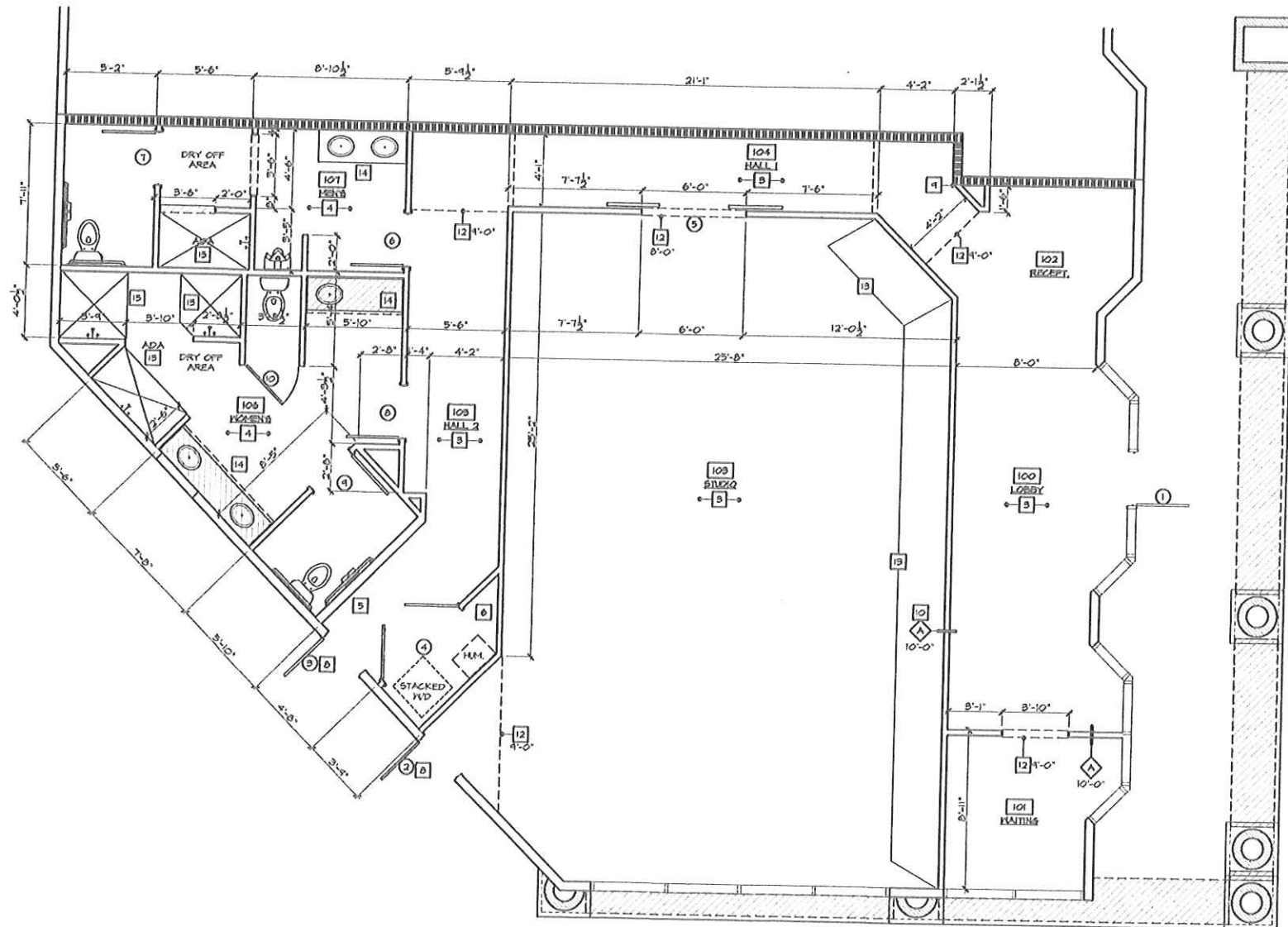
1. (B) EXTERIOR WALL TO REMAIN
2. (B) 1-HOUR DEMISING WALL TO REMAIN
3. SUSPENDED/T-BAR CEILING
4. GYP. BD. CEILING - REFER TO PLAN FOR HEIGHT
5. ELECTRICAL PANEL
6. 2"x3"x1/4" PLYWOOD TELE/COMM. BACKBOARD
7. INSULATION/SOUND ATTENUATION BLANKET IN RESTROOM WALLS
8. NEXT SOTO EXIT DOOR
9. ALIGN NEW CONSTRUCTION WITH EXISTING TO ALLOW FOR FLUSH TRANSITION AT FINISH
10. NEW NON-BEARING NON-RATED PARTITION - REFER TO DETAIL A/A5/G1
11. NOT USED
12. FLAT DROPPED SOFFIT - REFER TO PLAN FOR HEIGHT
13. MIRROR - REFER TO INTERIOR ELEVATIONS
14. 24" DEEP BASE CABINET - REFER TO INTERIOR ELEVATIONS
15. 30" DEEP VANITY CABINET - REFER TO INTERIOR ELEVATIONS

GENERAL CONSTRUCTION PLAN NOTES

- A) DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN
- B) ALL DOOR AND OPENING LOCATIONS SHALL BE SHOWN ON FLOOR PLAN IN CASE OF CONFLICT, NOTIFY THE ARCHITECT IMMEDIATELY PRIOR TO COMMENCEMENT OF FRAMING.
- C) DIMENSION NOTED AS "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, PAD, VINYL, ETC.
- D) DIMENSION NOTED AS "HOLD" ARE CRITICAL. IF LAYOUT IS OFF, CONTACT ARCHITECT PRIOR TO FRAMING.
- E) ALL DIMENSIONS ARE TO THE FACE OF STUD FINISH UNO.
- F) COLUMN CENTER LINE (OR GRID LINES) ARE SHOWN FOR DIMENSIONS. VERIFY EXACT LOCATIONS IN FIELD.
- G) REFER TO ENLARGED PLANS FOR ADDITIONAL NOTES AND INFO.
- H) ALL METAL STUDS ARE 8 5/8" UNO, SEE METAL STUD SCHEDULE.
- I) ALL GYPSUM WALLBOARD SHALL BE TYPE "X" UNO.
- J) G.C. TO NOTIFY ARCHITECT IMMEDIATELY AS TO SIZE AND LOCATION OF ANY EXISTING EXPANSION JOINT LOCATED IN DEMISING WALL, FLOOR, OR CEILING CONSTRUCTION.
- K) G.C. TO CONFIRM SUITABILITY OF ALL WALLS TO RECEIVE PAINT AND/OR WALL COVERINGS IN A FIRST CLASS MANNER G.C. TO CONTACT ARCHITECT/OWNER IF WALL(S) ARE NOT ACCEPTABLE TO RECEIVE FINISHED SPECIFIED. FLOOR INSTALLATION OVER UNSUITABLE SURFACES ARE THE CONTRACTORS RESPONSIBILITY.

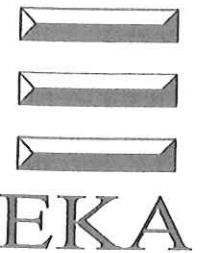
SYMBOL LEGEND

- DENOTES PLAN / STOREFRONT NOTE
- DENOTES WINDOW NUMBER - REFER TO WINDOW SCHEDULE
- DENOTES DOOR NUMBER - REFER TO DOOR SCHEDULE
- ◇ DENOTES HALL TYPE IDENTIFICATION - REFER TO SHEET ADO1
- 100 DENOTES ROOM NUMBER - REFER TO ROOM FINISH SCHEDULE
- EXISTING CMU / MASONRY WALL TO REMAIN
- EXISTING WALL/PARTITION TO REMAIN
- EXISTING 1-HOUR DEMISING WALL TO REMAIN
- NEW WALL/PARTITION FULL HEIGHT
- NEW WALL/PARTITION - SEE PLAN FOR HEIGHT
- DENOTES DROPPED CLG. / SOFFIT - SEE PLAN FOR HEIGHT



CONSTRUCTION PLAN

SCALE 1/4" = 1'-0"



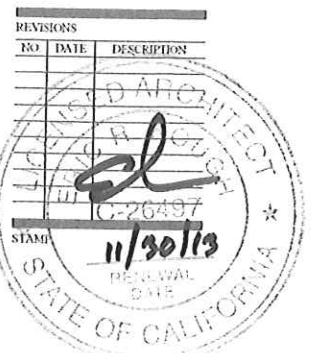
ARCHITECTURE
PLANNING
INTERIORS

1565 SCENIC AVENUE, STE. A2
COSTA MESA, CA 92626
(714) 557-1593

15 WEST 11TH STREET, 9B
NEW YORK, NY 10011

Radiant Hot Yoga
Newport North Center

1200-C1 Bison Ave.
Newport Beach, CA



SHEET

A2.01

TITLE
CONSTRUCTION PLAN

ARCHITECTURE
PLANNING
INTERIORS

563 SCENIC AVENUE, STE A2
COSTA MESA, CA 92626
(714) 557-1593

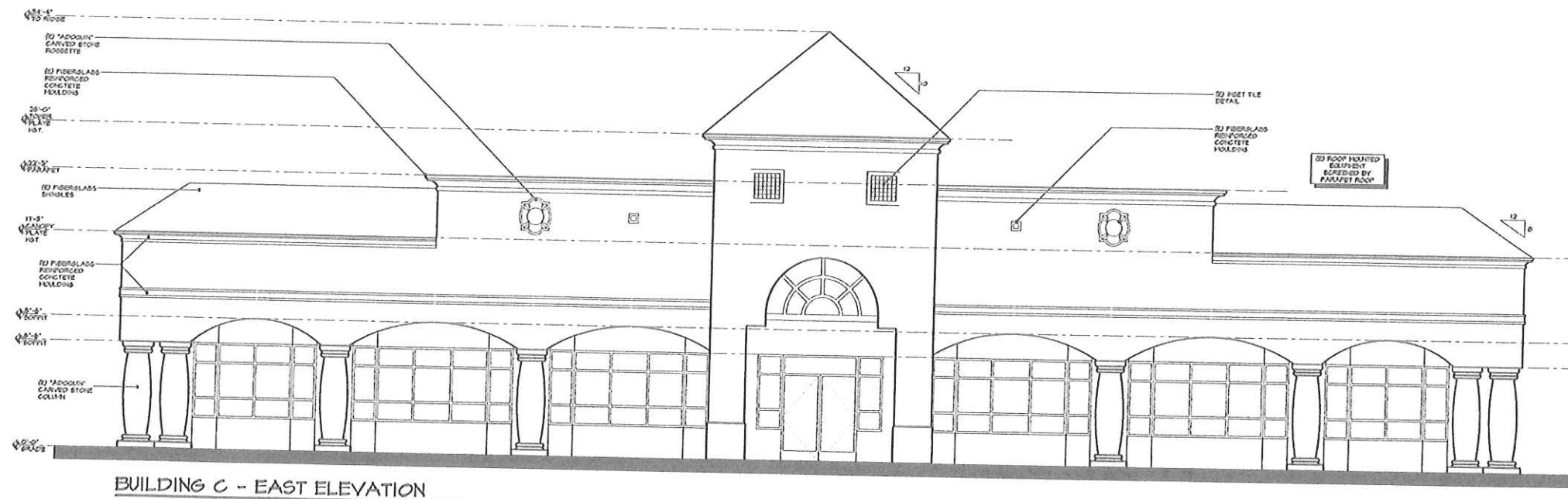
5 WEST 11TH STREET, 9B
NEW YORK, NY 10011

Radiant Hot Yoga
Newport North Center
1200-C11 Bison Ave.
Newport Beach, CA

[illegible]

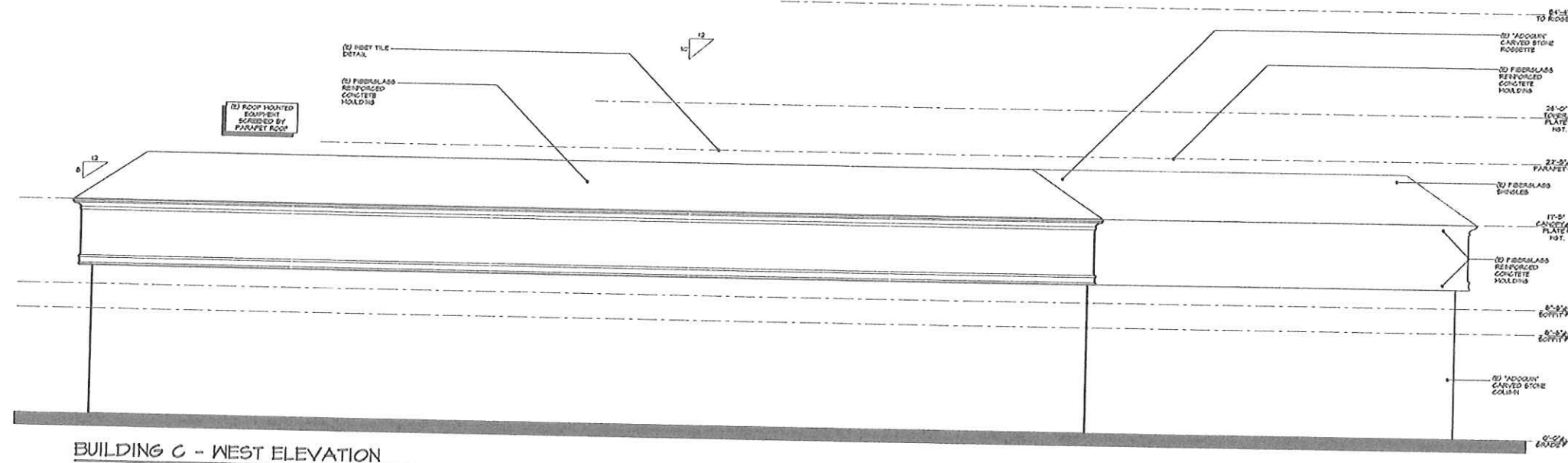
A2.02

TITLE EXTERIOR ELEVATIONS



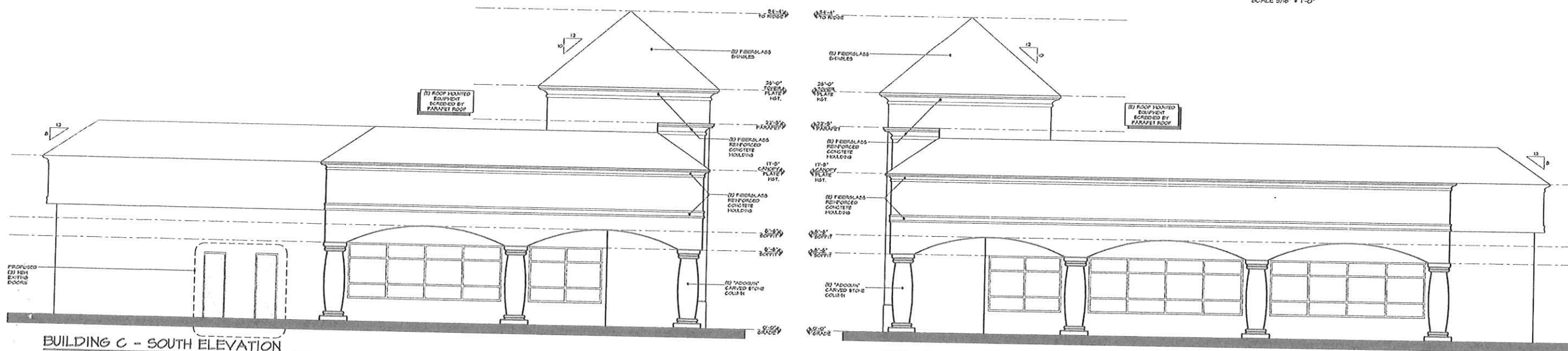
BUILDING C - EAST ELEVATION

SCALE 3/16" = 1'-0"



BUILDING C - WEST ELEVATION

SCALE 3/8" = 1'-0"



BUILDING C - SOUTH ELEVATION

SCALE 3/16" = 1'-0"

BUILDING C - NORTH ELEVATION

SCALE 3/16" = 1'-0"